



FACT SHEET: 767 N. Mathilda Ave.

DATE: April 2012

PROJECT PLANNER: Noren Caliva
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PARCEL DATA:

- APN: 165-43-021
- Lot Size: Approximately 3.4 acres
- Zoning: M-S (Industrial & Service) – FAR 100%
- General Plan Designation: Industrial

HISTORY:

- The site has historically been used as a nightclub and restaurant.
- In 1993, the site was selected for intensified development of industrial or office uses by allowing up to 100% Floor Area Ratio (FAR).

GOAL:

- Encourage redevelopment consistent with Zoning and General Plan designations.

USES:

- Office and research and development uses are permitted and are best suited for the site.
- Hotels and motels may be conditionally permitted.
- Residential uses are strongly discouraged.
- The site is located within the Moffett Field “Airport Influence Area”, as designated by the Santa Clara County Airport Land Use Commission in the Draft Comprehensive Land Use Plan. The Plan discourages non-industrial uses on this site due to noise and safety considerations.
- A full list of permitted, conditionally permitted, and prohibited uses is listed in Sunnyvale Municipal Code Section 19.22.030.

DEVELOPMENT PROCESS & ENVIRONMENTAL REVIEW:

- If redevelopment of the site is considered, a Preliminary Review (PR) application is recommended. The PR process generally takes 2 to 4 weeks with a fee of \$335.
- Office or research and development up to 100% FAR may be reviewed through a staff-level Design Review (DR) application. The DR process generally takes 1 to 3 months with a fee of \$335. Environmental review (likely a Negative Declaration or Mitigated Negative Declaration) may be required, and could trigger the need for a transportation impact analysis, air quality study, noise study and Phase I environmental study. An additional fee of approximately \$4,118 will be required with environmental review.
- Hotels and motels require a Use Permit (UP) for review and approval by the Sunnyvale Planning Commission. The project may need to be referred to other agencies that oversee the Moffett Field flight path designation. The UP process generally takes 3 to 6 months with a fee of approximately \$8,759. Environmental review with studies listed above will likely be required.
- Residential uses require a change in the General Plan and Zoning designation. Residential uses are strongly discouraged on this site. Extensive environmental review would be required to analyze existing conditions and surrounding uses and activities.

GENERAL DEVELOPMENT STANDARDS:

- Key industrial zoning standards, such as lot coverage, setbacks, parking and landscaping, are listed in the table below.
- A Stormwater Management Plan will be required, subject to the new C.3 requirements.
- Payment of developmental fees, such as transportation impact fee (\$2,028.89 per net peak hour trip) will be required.
- Redevelopment of the site will require inclusion of publicly visible artwork equal to 1% of the construction valuation.
- Non-residential redevelopment greater than 5,000 square feet will be required to achieve CALGreen Mandatory Measures and LEED Silver with U.S. Green Building Council (USGBC) certification.
- The project may increase FAR by 10% or height by 10 ft. if the project achieves LEED Gold with USGBC certification.

INDUSTRIAL ZONING STANDARDS:

<i>Front Setback Minimum</i>	<i>35 ft. along Mathilda Avenue & 25 ft. along Vaqueros Avenue</i>
<i>Side Setback Minimum</i>	<i>0 and 20 ft. minimum combined</i>
<i>Rear Setback Minimum</i>	<i>None</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Maximum Floor Area Ratio</i>	<i>100%</i>
<i>Height Limitation</i>	<i>75 ft. and 8 stories</i>
<i>Solar Shading</i>	<i>10% maximum of adjacent rooftop areas</i>
<i>Parking for Typical Uses:</i> <i>Research and Development, General Industrial, or Corporation Office Uses</i> <i>Hotels</i> <i>*See SMC 19.46.050 for a full list of parking uses</i>	<i>1 space per 500 sq. ft. minimum with a maximum of 1 space per 250 sq. ft. (50% compact spaces maximum)</i> <i>1 space per guest unit, plus 1 space per employee living off-site, plus additional parking required for other on-site uses (30% compact spaces maximum)</i>
<i>Landscaping</i>	<i>20% of lot</i> <i>Parking lot landscaping to provide 50% shading within 15 years of planting</i> <i>15 ft. frontage strip required</i>